

CHAPTER 5: TOWN GENERAL PLAN

5.1 PURPOSE

The Brian Head Town General Plan is a plan for the community, a general guide for making land use decisions. It describes the community's physical development goals and where various land uses are desired. The General Plan is published as a separate document from the Land Management Code and may be obtained from the Town Clerk/Recorder.

5.2 CONSISTENCY POLICY

In accordance with Utah Code Annotated Section 10-9a-401 *et seq.* (2007, as amended), the Town Council has hereby adopted the policy that the General Plan will serve as a guide for all land use decisions (e.g., zoning and the location of streets, parks, utilities and public buildings). This may include rezoning parcels that are not consistent with the General Plan, or, if circumstances warrant, amending the General Plan.

5.3 AMENDMENTS

The General Plan may be amended. Amendments can be initiated by the Planning Commission, Town Council, or by any interested party by the following procedure:

5.3.1 REVIEW PROCESS

a. APPLICATION AND FEES

Amendments proposed by the interested party shall be submitted to the Planning Commission with appropriate fee as indicated on the Consolidated Fee Schedule.

b. PLANNING COMMISSION REVIEW

After appropriate public notice consistent with Section 1.8 of this Title, the Planning Commission shall hold a public hearing and shall make a recommendation on the proposed amendment to the Town Council.

c. TOWN COUNCIL REVIEW

After public notice consistent with Section 1.8 of the Title, the Town Council shall hold a public hearing. The Town Council may reject, or adopt the proposed amendment either as proposed by the Planning Commission or after making any revision that the Town Council considers appropriate.

5.3.2 STANDARDS FOR REVIEW

The Planning Commission and Town Council shall consider whether the proposed amendment meets the following standards and conditions:

- a. meets a recognized and demonstrated need in the community;
- b. will be compatible with the character of the neighborhood and surrounding structures in use, scale, mass and circulation;
- c. will not result in an over-intensive use of the land or excessive depletion of natural resources;
- d. will not have a material adverse effect on community capital improvement programs;
- e. will not require a level of community facilities and services greater than that which is available, or will become available;
- f. will not result in undue traffic congestion and traffic hazards;
- g. will not cause significant air, odor, water, light, or noise pollution;
- h. will not otherwise be detrimental to the health, safety, or welfare of the present or future inhabitants of Brian Head Town.

